

# City of Atlanta

## Oakland City/Lakewood Livable Centers Initiative



Department of Planning & Community Development  
(DPCD)

Steven R. Cover, Commissioner

May 15, 2007

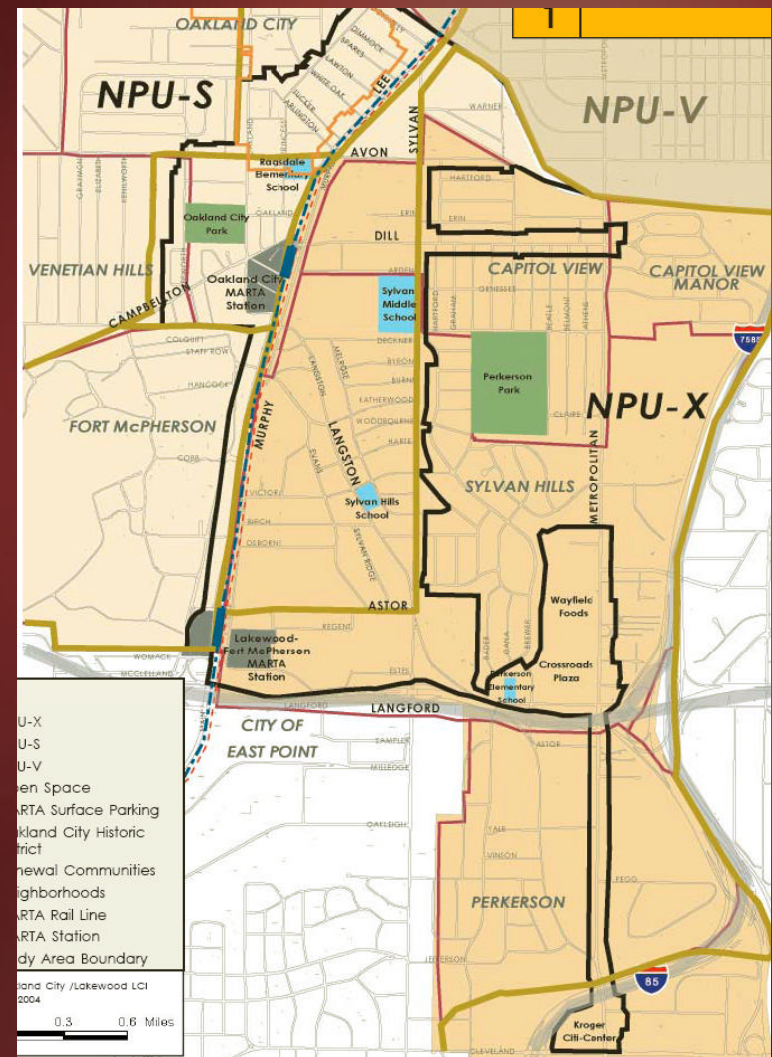
# Oakland City/Lakewood LCI

The study area is located in the southwest quadrant of the City just north of the City of East Point. The study area contains two MARTA Stations. The area is located in Council Districts 12 & 4 and NPU S & X.

## Area Highlights:

- Lakewood/Fort Macpherson and Oakland MARTA stations
- Retail nodes along Lee Street and the Murphy Avenue Industrial Corridor
- Historic structures

The corridor study was completed in 2004.



# Oakland City/Lakewood LCI

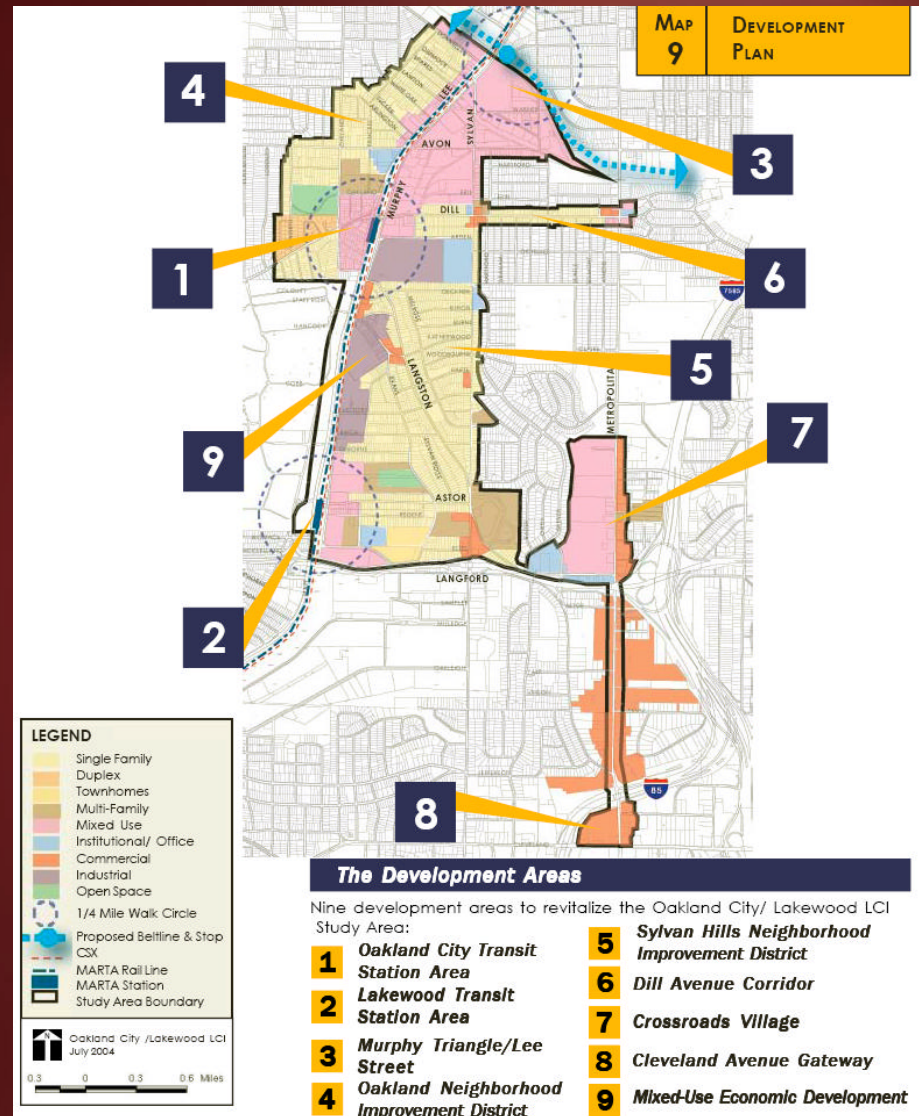
## Recommendations:

- Oakland City Transit Area: Mixed-Use Development to include several hundred housing units, transit plaza, retail, shared parking deck.
- Lakewood Transit Station Area: Mixed-Use Development to include a new transit plaza, shared parking deck, office space, residential units, retail and employment center.
- Murphy Triangle/Lee Street: Higher density residential and a retail/office district. Work with the beltline TOD.
- Oakland City NID: National Register District (2003). Infill housing to compliment existing single-family housing.
- Sylvan Hills NID: Single-family infill and the creation of two parks.
- Dill Avenue Corridor: Preserve single-family housing, revitalize commercial, streetscape imp. and traffic calming.

# Oakland City/Lakewood LCI

## Recommendations:

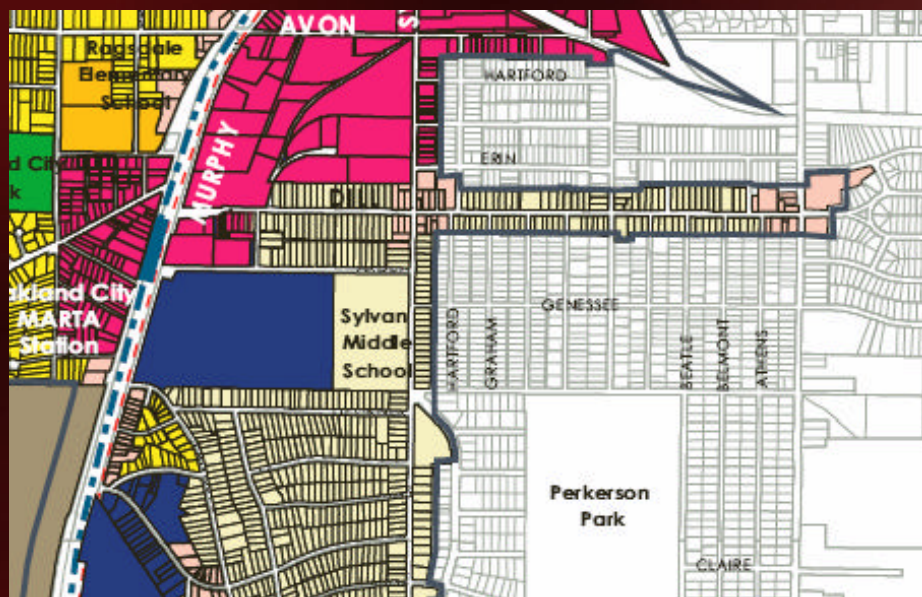
- Crossroads Village: Dense neighborhood village.
- Cleveland Avenue Gateway: Entertainment district including restaurants and entertainment oriented retail (movie theater).
- Mixed-Use Development: Employment incubator, technology center or neighborhood friendly industrial uses along Murphy Avenue from Evans to Osborne.



# Oakland City/Lakewood LCI

## 15 Year Land Use Plan

### Dill Avenue Detail

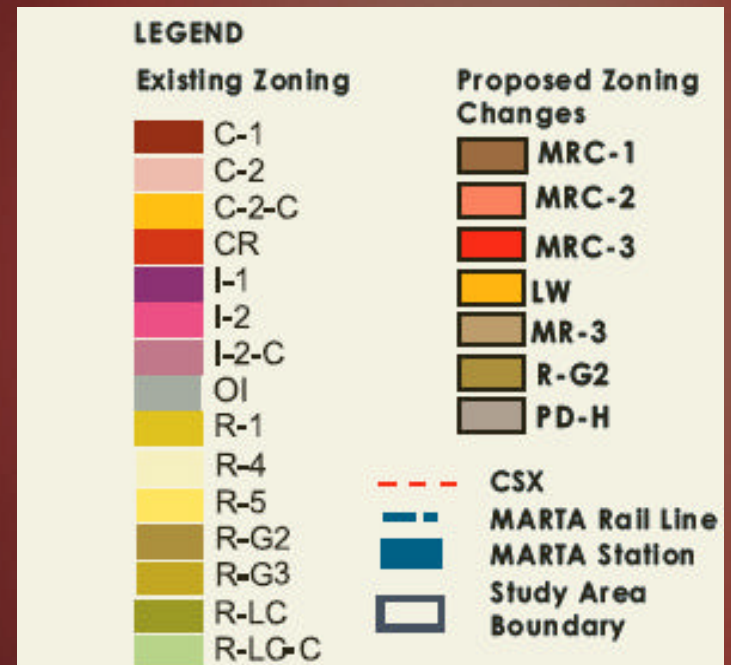
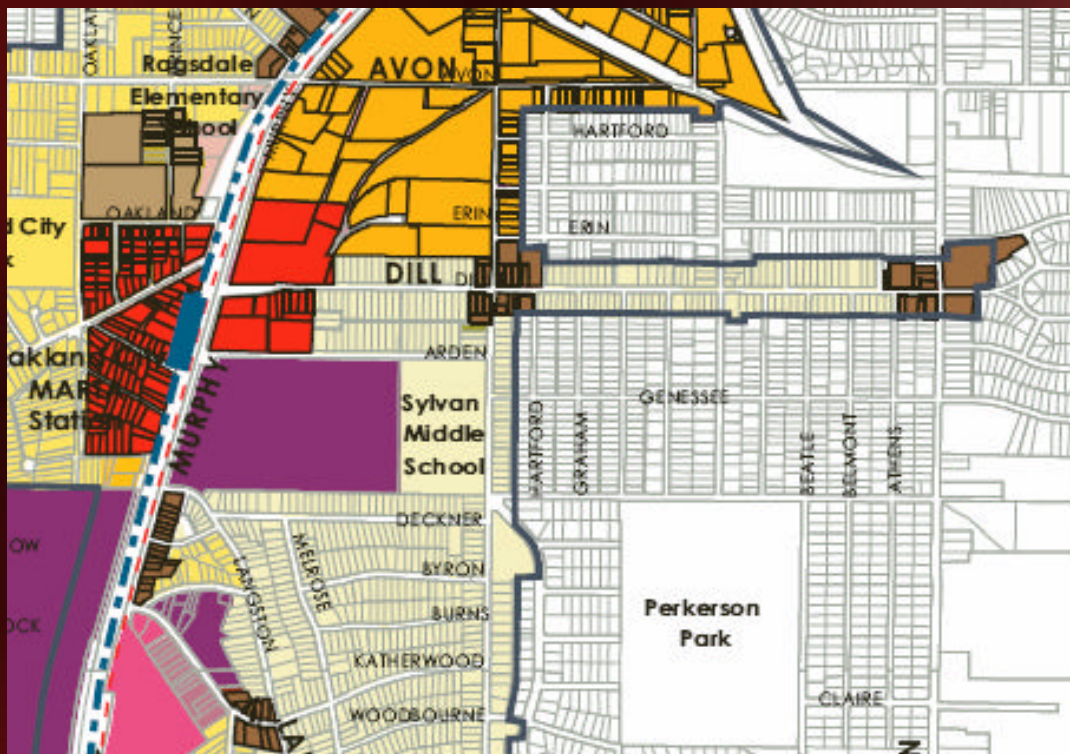


The Future Land Use recommendations from the 2004 plan have been implemented by making them part of the official 15 Year Land Use Plan.

# Oakland City/Lakewood LCI

## Recommended Zoning Changes

### Dill Avenue Detail

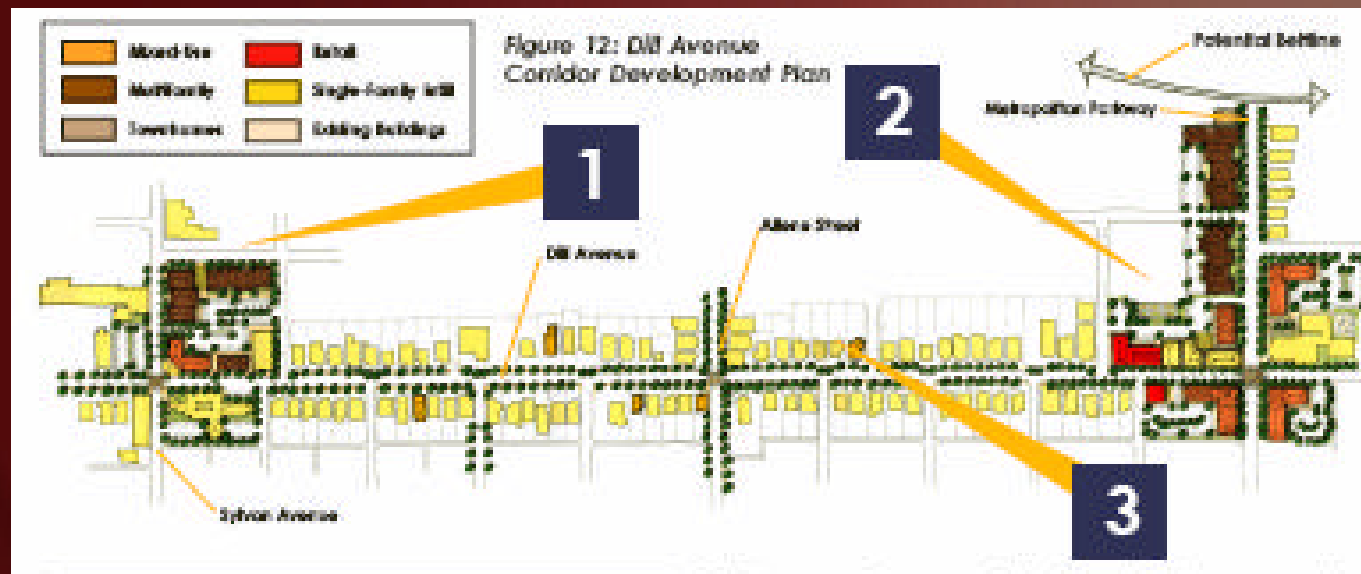


The 2004 Plan recommended the zoning changes illustrated above.

# Oakland City/Lakewood LCI

## Recommendations- Dill Avenue:

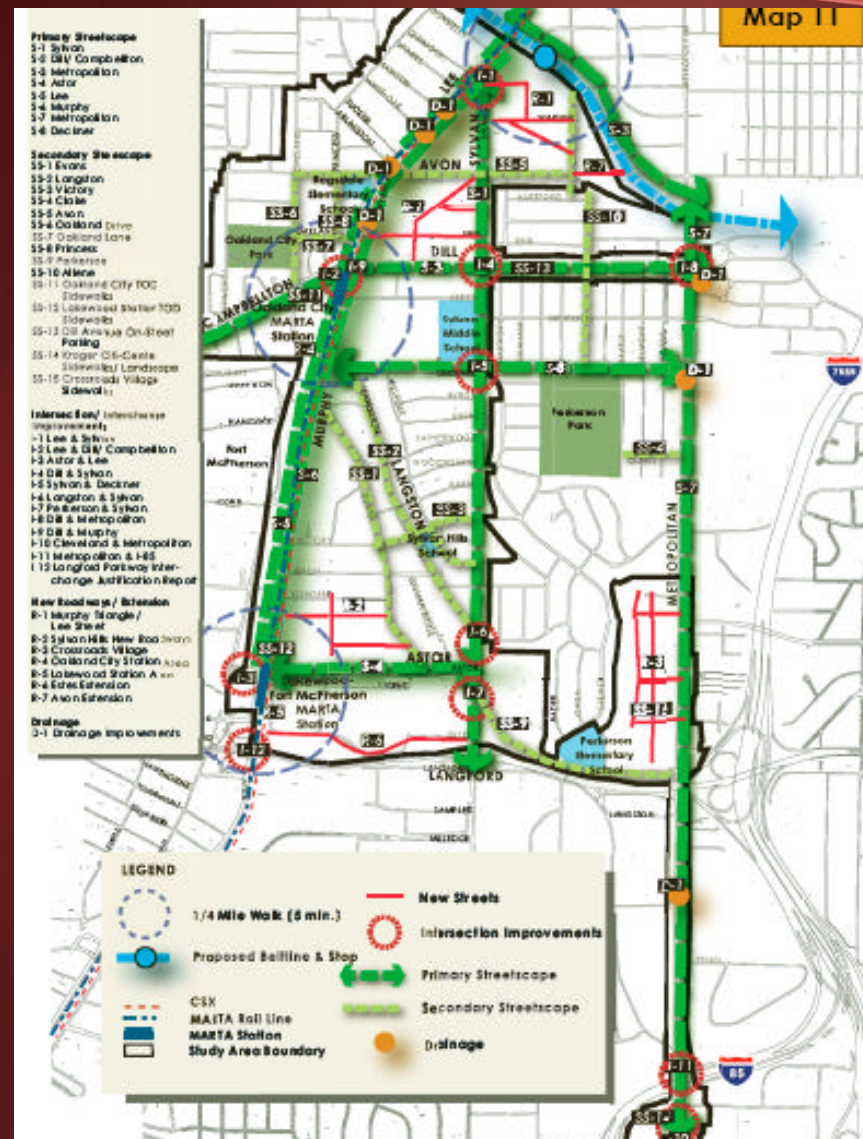
- Sylvan Road Mixed Use
- Metropolitan Parkway Mixed Use
- Single-Family Preservation/ Infill



# Oakland City/Lakewood LCI

## Recommendations-Dill Avenue:

- Transportation, Circulation, Intersections, Streetscape and Open Space



# Oakland City/Lakewood LCI



## Supportive Public Improvement Projects- Dill Avenue:

- S-2 Dill Campbellton Streetscape
- SS-10 Allene Streetscape
- SS-13 Dill Avenue On-Street Parking
- G-1 Beltline Greenway
- I- 4 Dill & Sylvan Avenue Intersection Improvements
- I-8 Dill and Metropolitan Intersection Improvements

# Oakland City/Lakewood LCI Development initiatives

## **Development Initiatives:**

- MARTA has applied for funding in the amount of \$4 million for a parking deck in the Lakewood/Fort McPherson MARTA station.
- 1374 Murphy Avenue: 152 residential units
- 1991 Evans Drive: 20 residential units
- 178 Metropolitan Parkway: 298 townhomes
- 1150 Astor Avenue: 1992 residential units

# Oakland City/Lakewood LCI

## Lakewood Redevelopment

- The Lakewood Fairground Site is 132 acres. It is located 2000 Lakewood Avenue in the City of Atlanta.
- The property holds 7 historic structures, four which have been restored.
- There is an unused 15 acre lake.
- Hi-fi Buys Amphitheater is still in use.
- The property features spectacular views of the City.



# Oakland City/Lakewood LCI

## Fort McPherson Redevelopment

- Fort Macpherson is a historic army facility scheduled to close soon. It is located on Lee Street just South of its intersection with Campbellton Road. The property is 485 acres.
- There are 40 original buildings which are listed on the National Register of Historic Places.
- The McPherson Planning Local Redevelopment Authority is working with interested community members plan the future of the site which could be an excellent redevelopment opportunity.

### Area Highlights:

Fort McPherson is located adjacent to the Oakland and Lakewood/Ft. McPherson MARTA stations.

- There is easy access to I-75/85.
- The site provides opportunities for open space.



# Oakland City/Lakewood LCI

## Progress Update

- Grandfathered LCI in 2005
- Recognized as an Official Document in the CDP(SAP) in 2005
- Land Use recommendations were made part of the 15-year Future Land Use Plan
- Pre-qualified LCI Project: Lee Street Multi-Use facility from Donnelly Avenue/Beltline to Langford Parkway/South City Limits: \$3,343,874
- Metropolitan Parkway Streetscape: Abernathy to City Limits (Breaking Ground on May 23, 2007)

# Oakland City Lakewood LCI

## Next Steps

- Submit LCI Applications for Implementation
- Subarea Master Plan (Beltline, INC.)
- Rezone Activity Nodes